



Detached Garage

## 15 Dunnock Drive, Stapleford – NG9 8JQ

Guide Price £450,000





## 15 Dunnock Drive

Stapleford, Nottingham

Immaculately presented modern detached family home with excellent TRANSPORT links & amenities close-by. Featuring dining/kitchen, home office, 4 beds, 2 en-suites, family bathroom, driveway & garage!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Immaculately presented and spacious modern four-bedroom detached family home
- Positioned on the highly regarded Field Farm estate and perfect for commuters and families alike
- Benefiting from the A52 and M1, transport links, local amenities and green open spaces all close by
- Welcoming entrance hallway and study/home office
- Bright and spacious lounge with feature electric fireplace and a charming box bay window
- Generously sized dining kitchen with cream gloss units, integrated appliances and space for dining furniture
- Separate utility room with integrated washer and a separate practical ground floor WC
- Four double bedrooms (including principal bedroom with fitted wardrobes)
- Modern family bathroom with white three-piece suite and two additional en-suite shower rooms
- Enclosed rear garden with lawn, paved patio, tandem driveway and garage offering off-street parking









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

119.8 m<sup>2</sup>  
1289 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## David James Estate Agents

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